165.A	0007	0022.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	478,700	/	478,700
USE VALUE:	478,700	/	478,700
ASSESSED:	478,700	/	478,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		RICHARDSON AVE, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	VICKERY BRIAN P
Owner 2:	
Owner 3:	
Street 1:	22 RICHARDSON AVE UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEGOOL EDWARD P/ANNE C -
Owner 2:	-
Street 1:	24 RICHARDSON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1110 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	475,900	2,800		478,700
Total Card	0.000	475,900	2,800		478,700
Total Parcel	0.000	475,900	2,800		478,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.26 /Parcel: 431.26

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 280369

GIS Ref

GIS Ref

Insp Date 09/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 165.A-0007-0022.1

!15472!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	475,900	2800	.		478,700		Year end	12/23/2021
2021	102	FV	462,200	2800	.		465,000		Year End Roll	12/10/2020
2020	102	FV	455,300	2800	.		458,100	458,100	Year End Roll	12/18/2019
2019	102	FV	473,500	2800	.		476,300	476,300	Year End Roll	1/3/2019
2018	102	FV	418,600	2800	.		421,400	421,400	Year End Roll	12/20/2017
2017	102	FV	381,400	2800	.		384,200	384,200	Year End Roll	1/3/2017
2016	102	FV	381,400	2800	.		384,200	384,200	Year End	1/4/2016
2015	102	FV	352,300	2800	.		355,100	355,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:49:00

LAST REV

Date	Time
09/20/18	15:41:07
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15472

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEGOOL EDWARD P	46884-452		1/27/2006		395,000	No	No		

USER DEFINED

Prior Id # 1:	109643
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2011	1530	Manual	34,814					strip & reroof, in

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Measured	DGM	D Mann
5/7/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7855													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	403.516
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	584663
Depreciation:	108747
Depreciated Total:	475916

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	464.04
Special Features:	0	Val/Su Net:	428.74
Final Total:	475900	Val/Su SzAd	428.74

SKETCH

UnSketched SubAreas:
GLA: 1110,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,110	403.520	447,903

Net Sketched Area:	1,110			Total:	447,903
Size Ad	1110	Gross Area	1110	FinArea	1110

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.A-0007-0022.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	GD	1940	40.00	T	30	102			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:	Total: 2,800

IMAGE

AssessPro Patriot Properties, Inc